



**47 Brookway, Lindfield, West Sussex, RH16 2BP**

Mansell McTaggart Lindfield



**Price £400,000 Freehold**

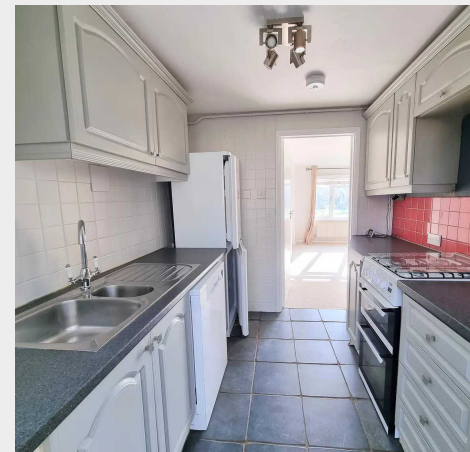
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# 47 Brookway, Lindfield, West Sussex, RH16 2BP

## **\*PLEASE WATCH VIEWING VIDEO\***

A tucked away 3 bedroom family home in a highly regarded residential part of the village with West facing garden, garage in nearby block and **NO ONWARD CHAIN**. The accommodation comprises: **Entrance Hall** stairs to first floor, an open plan double aspect front to back **Sitting / Dining Room** with under stairs storage cupboard housing electric / gas meters and fuse box, potential for wood burner and space for dining table and chairs. Re-fitted **Kitchen** units at eye and base level, tall fridge/freezer, dishwasher, cooker plus 1 ½ bowl single drainer sink unit. **Utility** provides space and plumbing for washing machine and dryer, water tap and door to garden. **First Floor**: landing with loft hatch (insulated / part boarding), **3 bedrooms** (two doubles / one single, plus bedroom 1 has an airing cupboard housing a new 'Vaillant' gas fired boiler, 2020). **Family Bathroom** re-fitted white suite, enclosed bath, mixer tap with hand held shower attachment and screen, wash basin, heated towel rail, tiled walls and opaque rear window. Separate **Cloakroom/WC** white suite part tiled walls and opaque rear window.

**Benefits** include double glazed windows, gas central heating to radiators, carpet flooring with wood block flooring beneath in the sitting / dining room and excellent potential for alteration / enlargement, if required (STPP).



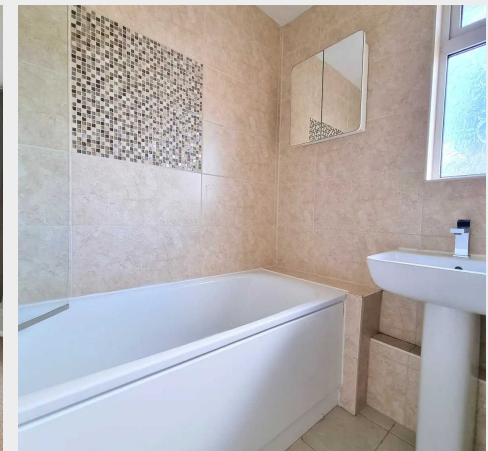
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**EPC Rating: D and Council Tax Band: D**

**OUTSIDE** lawned front garden with shrubs, paved path and gated access to the 52' x 20' **Rear Garden** with a small paved patio, shaped lawn, plants, flowers and shrubs plus mostly fenced boundaries. **Single Garage** located in a nearby block (to the right of the house, block on the right, 2nd from the far end).

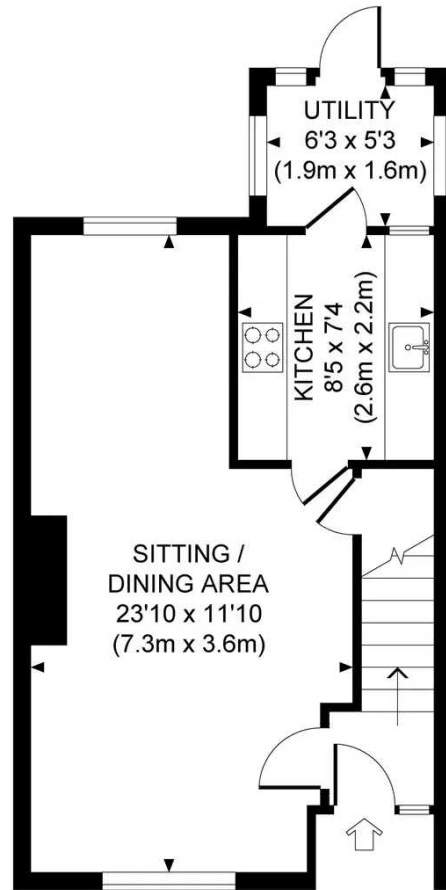
**LOCATION** Brookway is tucked away off Hickmans Lane which runs between West Common and the High Street surrounded by properties of varying style and size. Lindfield's picturesque Village High Street is within 5 - 8 minute walk offering a range of shops, stores, boutiques, churches, pubs and restaurants. The village also has a landmark pond and common which holds events throughout the year.

**Schools** The property is within walking distance of local Primary Schools and Secondary School. A regular bus service runs along Hickmans Lane linking with the High Street, neighbouring districts and Haywards Heath railway station. Blackthorns Primary (0.8 miles), Lindfield Primary School (0.7 miles), Oathall Community College (0.7 miles). Independent schools: Great Walstead (2 miles) and Ardingly College (2.4 miles). **Station** Haywards Heath mainline station (1.2 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and south coast (Brighton 20 mins).

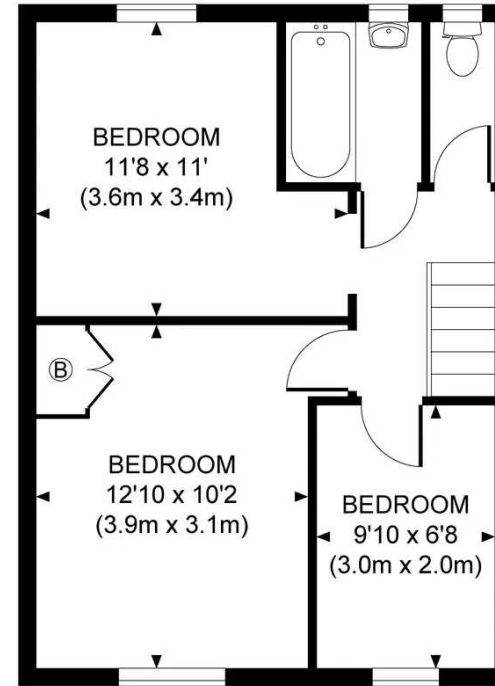




Approximate Gross Internal Area  
798 sq ft / 74.1 sq m



GROUND FLOOR



FIRST FLOOR

## Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

Tel: 01444 484084

Email: [lind@mansellmctaggart.co.uk](mailto:lind@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/lindfield](http://www.mansellmctaggart.co.uk/branch/lindfield)

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